

170.B

0001

0108.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

452,700 / 452,700

USE VALUE:

452,700 / 452,700

ASSESSED:

452,700 / 452,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
88		PARK AVE, ARLINGTON

OWNERSHIP

Unit #: 108

Owner 1: KROOP EVAN S

Owner 2:

Owner 3:

Street 1: 88 PARK AVE #108

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: KROOP EVAN S -

Owner 2: -

Street 1: 88 PARK AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1984, having primarily Brick Exterior and 1170 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6044																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	452,700			452,700		143641
							GIS Ref
							GIS Ref
							Insp Date
							05/22/18

Entered Lot Size

Total Land:

Land Unit Type:

!13194!

PRINT

Date 12/11/20 Time 03:11:00

LAST REV

Date 05/22/18 Time 14:35:56

danam

13194

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTI JOHN	31682-171		8/2/2000		180,000	No	No		
	20037-303		2/23/1999	Estate/Div	160,000	No	No	Y	

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

Date	Result	By	Name
5/22/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			648-3514, Building Number 1.												
Sty Ht: 1	- 1 Story			A Bath:	Rating:															
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:															
Foundation: 3	- Brick or Stone			A 3QBth:	Rating:															
Frame: 1	- Wood			1/2 Bath: 0	Rating: Average															
Prime Wall: 7	- Brick			A HBth:	Rating:															
Sec Wall:				OthrFix:	Rating:															
Roof Struct: 2	- Hip			OTHER FEATURES																
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Average															
Color: BRICK				A Kits:	Rating:															
View / Desir: F	- Fair			Fppl: 0	Rating: Average															
GENERAL INFORMATION				WSFlue:	Rating:															
Grade: C+ - Average (+)				CONDOS INFORMATION																
Year Blt: 1984	Eff Yr Blt:			Location: R	- Rear															
Alt LUC:	Alt %:			Total Units:																
Jurisdict:	Fact: .			Floor: G	- Ground Floor															
Const Mod:				% Own: 2.039999962																
Lump Sum Adj:				Name: 29 - 6044																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL: STD				Phys Cond: GD - Good	16. %			Exterior:	No Unit			RMS:	4	BRs:	1	Baths:	1	HB:	0	
Prim Int Wall: 1	- Drywall			Functional:				Interior:	1											
Sec Int Wall:				Economic:				Additions:	4											
Partition: T	- Typical			Special:				Kitchen:	1											
Prim Floors: 4	- Carpet			Override:				Baths:												
Sec Floors:				Total:	16.8 %			Plumbing:												
Bsmnt Flr:				CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ: 320.00				Heating:												
Bsmnt Gar:				Size Adj.: 1.01282048				General:	Totals											
Electric: 3	- Typical			Const Adj.: 0.89766014					1	4	1									
Insulation: 2	- Typical			Adj \$ / SQ: 290.934																
Int vs Ext: S				Other Features: 32910																
Heat Fuel: 3	- Electric			Grade Factor: 1.10																
Heat Type: 15	- H.V.A.C			NBHD Inf: 1.32500005																
# Heat Sys: 1				NBHD Mod:																
% Heated: 100				LUC Factor: 1.00																
Solar HW: NO	Central Vac: NO			Adj Total: 544088																
% Com Wall	% Sprinkled:			Depreciation: 91407																
				Depreciated Total: 452681																
MOBILE HOME				Make:				Serial #:				Year:				Color:				
SPEC FEATURES/YARD ITEMS				PARCEL ID 170.B-0001-0108.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
More: N				Total Yard Items:				Total Special Features:				Total:				AssessPro Patriot Properties, Inc				